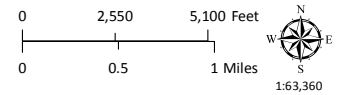


MENDOCINO COUNTY PLANNING DEPARTMENT - 1/10/2021

CASE: **CDPR 2021-0001**
 OWNER: **HORNER, James & Elizabeth**
 APN: **121-020-27**
 APLCT: **Elizabeth McBee-Horner**
 AGENT: **Jackie Dixon**
 ADDRESS: **43700 Buckhorn Cove Road East, Little River**


- Major Towns & Places
- Major Roads
- Coastal Zone Boundary
- Highways

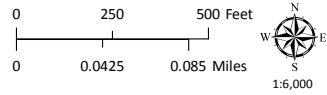


LOCATION MAP



CASE: **CDPR 2021-0001**
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 Public Roads

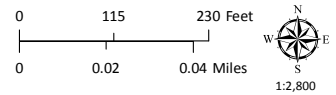


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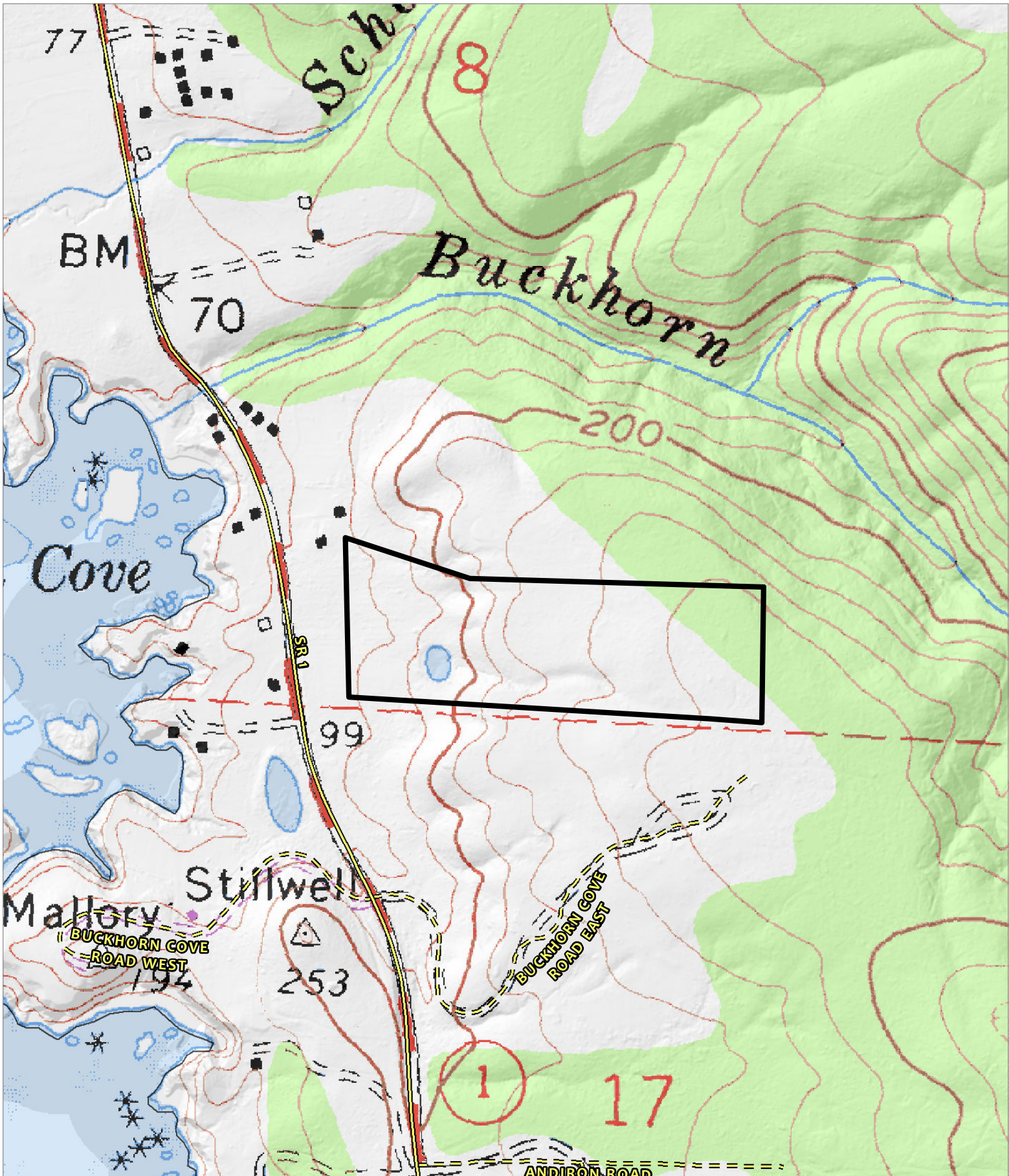


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 Public Roads

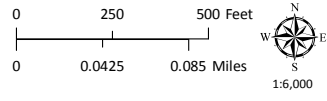


AERIAL IMAGERY



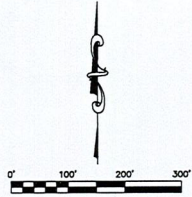
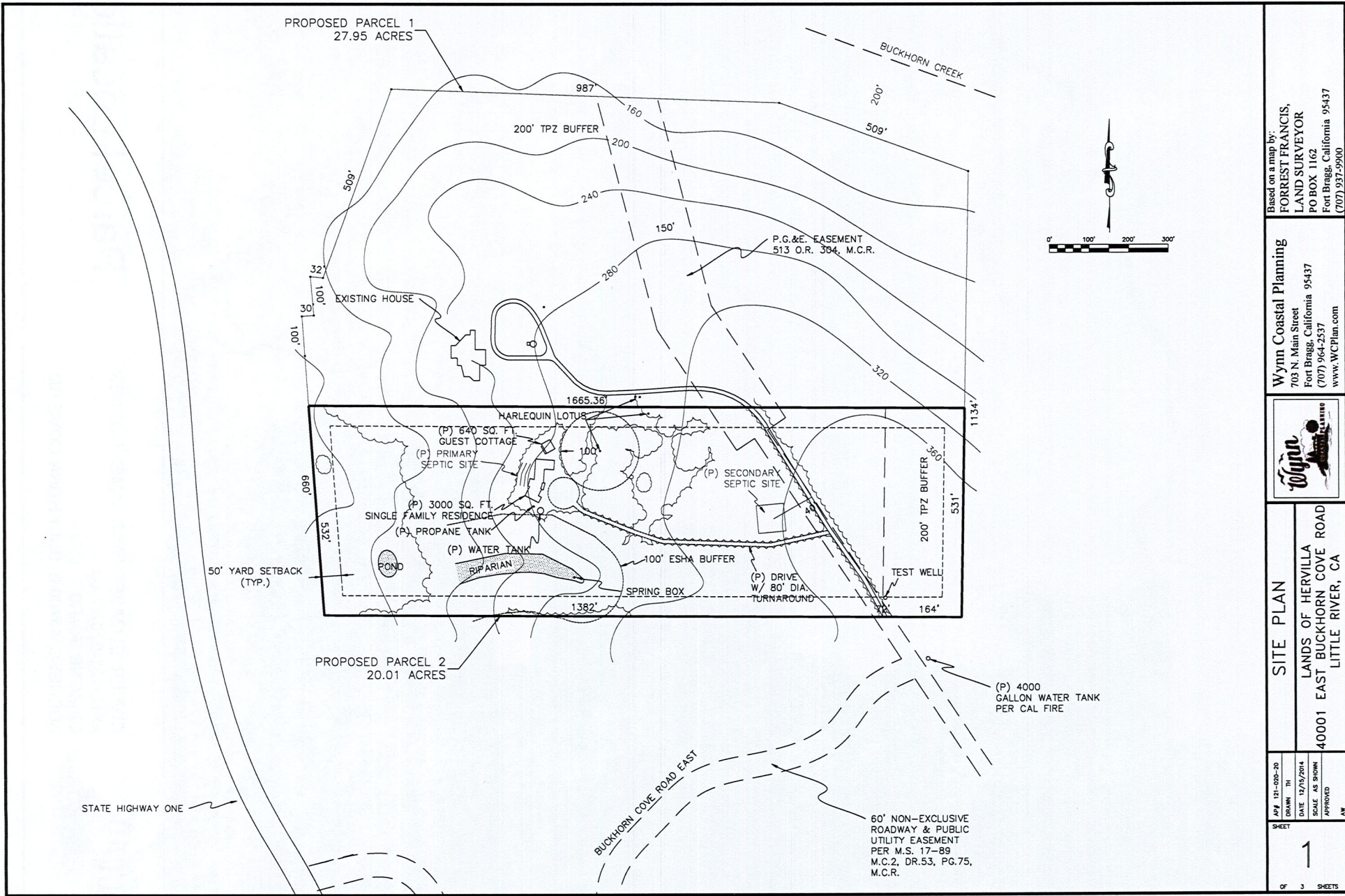
CASE: CDPB 2021-0001
 OWNER: HORNER, James & Elizabeth
 APN: 121-020-27
 APLCT: Elizabeth McBee-Homer
 AGENT: Jackie Dixon
 ADDRESS: 43700 Buckhorn Cove Road East, Little River

Public Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

TENDOCINO COUNTY PLANNING DEPARTMENT - 1/10/2024



Based on a map by:
FORREST FRANCIS,
 LAND SURVEYOR
 PO BOX 1162
 Fort Bragg, California 95437
 (707) 937-9900

Wynn Coastal Planning
 703 N. Main Street
 Fort Bragg, California 95437
 (707) 964-2537
 www.WCPlan.com



SITE PLAN
 LANDS OF HERVILLA
 40001 EAST BUCKHORN COVE ROAD
 LITTLE RIVER, CA

APP 121-000-20
 DRAWN: TH
 DATE: 12/15/2014
 SCALE: AS SHOWN
 APPROVED: [Signature]
 JW

SHEET
 1
 OF 3 SHEETS

60' NON-EXCLUSIVE
 ROADWAY & PUBLIC
 UTILITY EASEMENT
 PER M.S. 17-89
 M.C.2, DR.53, PG.75,
 M.C.R.

(P) 4000
 GALLON WATER TANK
 PER CAL FIRE

PROPOSED PARCEL 1
 27.95 ACRES

PROPOSED PARCEL 2
 20.01 ACRES

STATE HIGHWAY ONE

50' YARD SETBACK
 (TYP.)

HARLEQUIN LOTUS

(P) 640 SQ. FT. GUEST COTTAGE

(P) PRIMARY SEPTIC SITE

(P) 3000 SQ. FT. SINGLE FAMILY RESIDENCE

(R) PROPANE TANK

(P) WATER TANK

BI-PARIAN

POND

SPRING BOX

TEST WELL

(P) DRIVE W/ 80' DIA TURNAROUND

100' ESHA BUFFER

200' TPZ BUFFER

500'

531'

164'

1382'

1665.36'

1134'

320'

150'

280'

240'

200'

160'

987'

509'

509'

32'

30'

1,001'

532'

1,069'

509'

200'

509'

200'

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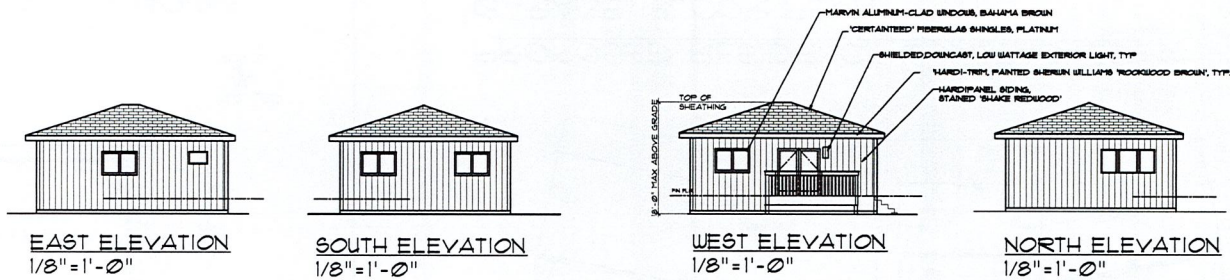
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200'

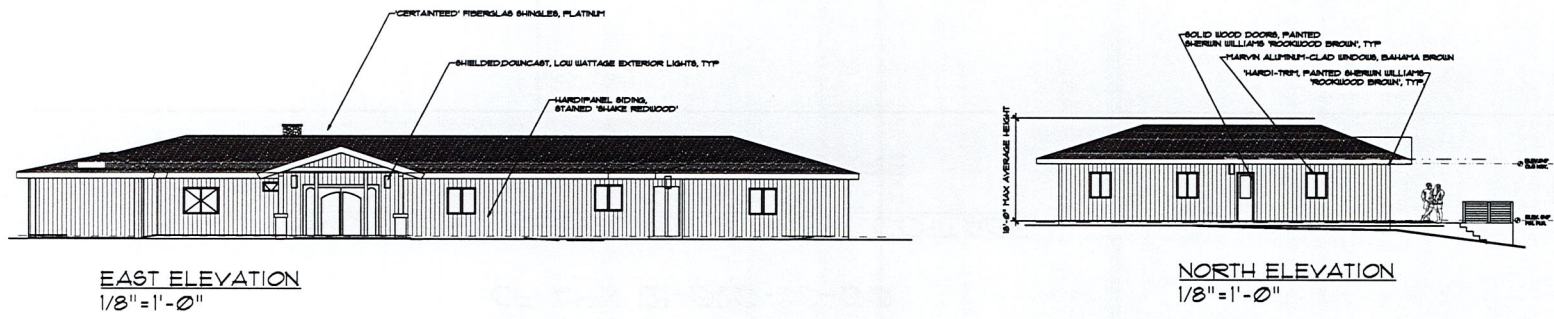
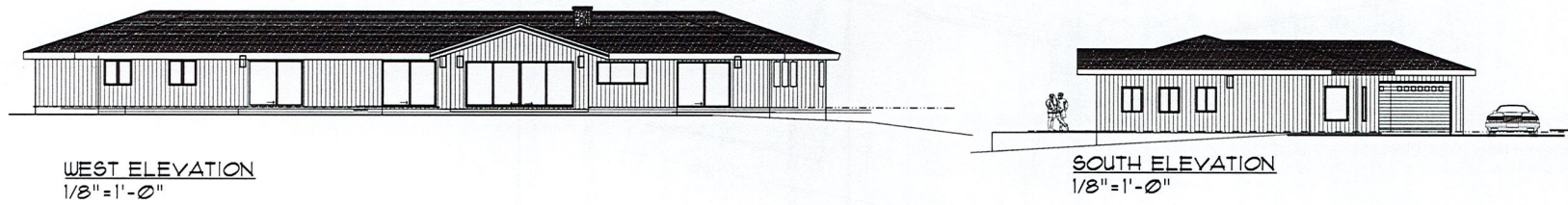
200'

200'

200'



PROPOSED GUEST COTTAGE ELEVATIONS



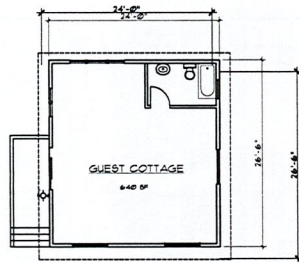
PROPOSED RESIDENCE W/ATTACHED GARAGE ELEVATIONS

PROPOSED PARCEL 2 of MINOR SUBDIVISION

OF APN 121-020-20-00

PROPOSED RESIDENCE & GUEST COTTAGE

FOR HERVILLA/PYORRE

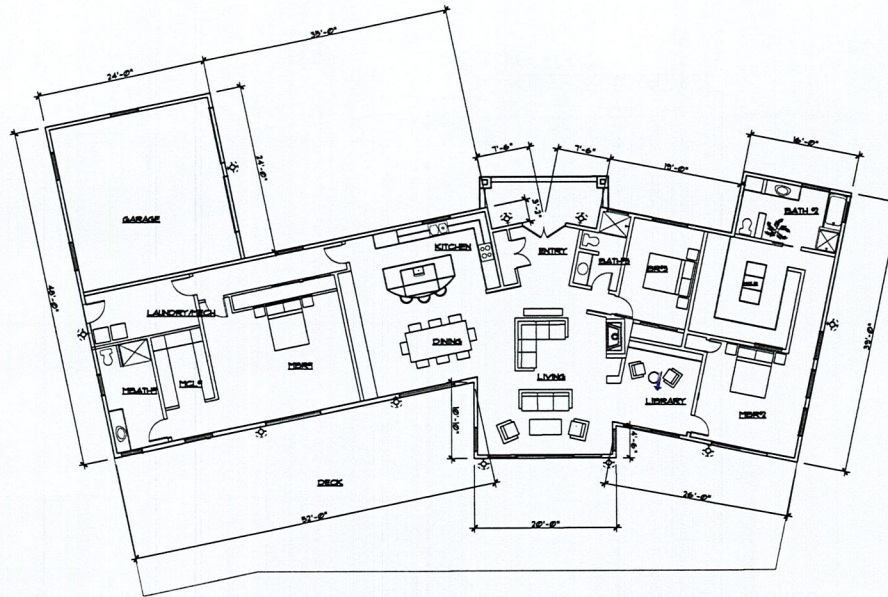


CALLED
NORTH

PROPOSED GUEST HOUSE
FLOOR PLAN

PROPOSED GUEST COTTAGE 640 SF

$\frac{1}{8}'' = 1' - 0''$



PROPOSED RESIDENCE W/ ATTACHED
GARAGE FLOOR PLAN

PROPOSED RESIDENCE - 3000 SF

PROPOSED ATTACHED GARAGE 516 SF

$\frac{1}{8}'' = 1' - 0''$

NORTH



Debra Lennox, AIA
PO Box 798 Mendocino, CA 95460
707-971-0770
dlennox@mac.org
www.dbrlennox.com



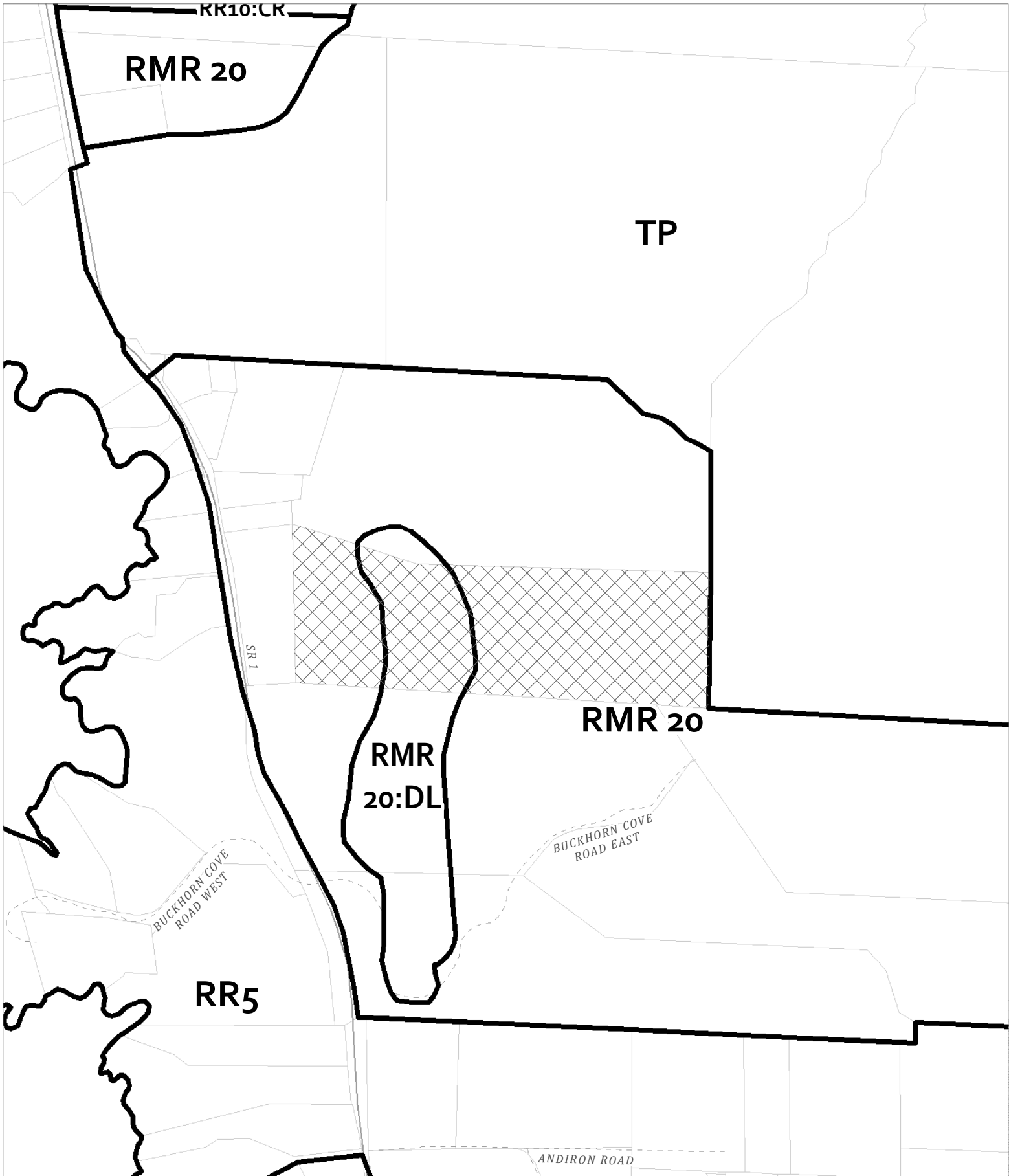
WYNN COASTAL PLANNING
703 N. Main St. Fort Bragg, CA 95437
707-964-2337
www.WCPInc.com

FLOOR PLANS



PROPOSED PARCEL 2 OF MINOR SUBDIVISION
OF APN 121-020-20-00
PROPOSED RESIDENCE & GUEST COTTAGE
HERVILLA/PYORRE
4800 E. Buckhorn Cove Rd. Little River, CA 95564

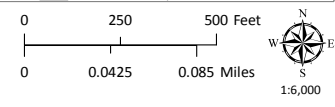
DATE	JAN 2013
SCALE	1/8" = 1'-0"
DRAWN	DBI
JOB	20126
FILE	WYNNZ
UPDATED	2/1/13

SHEET	A1
OF	SHEETS

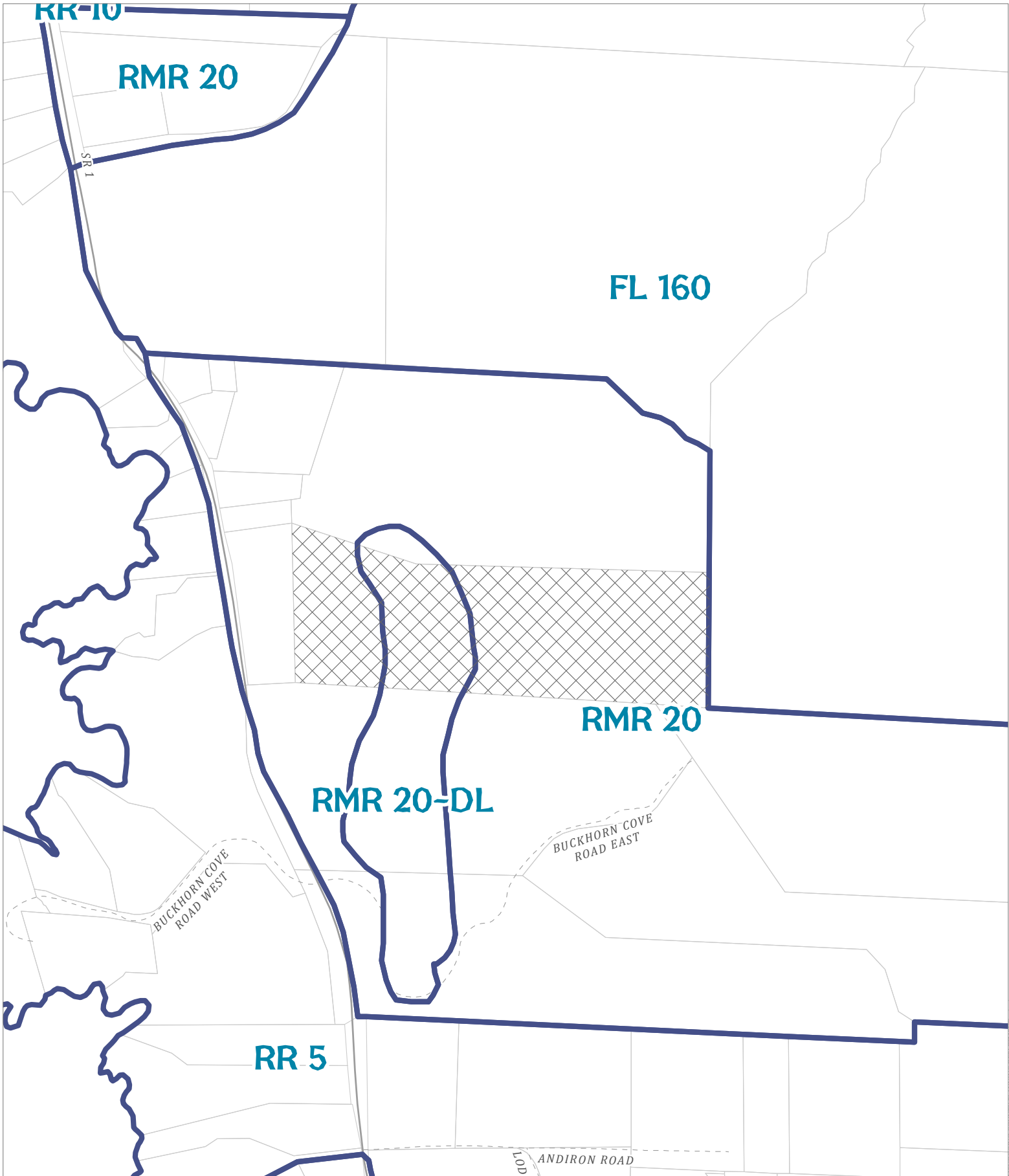


CASE: **CDPR 2021-0001**
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 Zoning Districts
 Public Roads

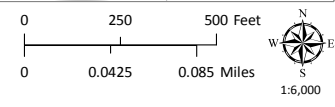


MENDOCINO COUNTY PLANNING DEPARTMENT - 1/20/2021



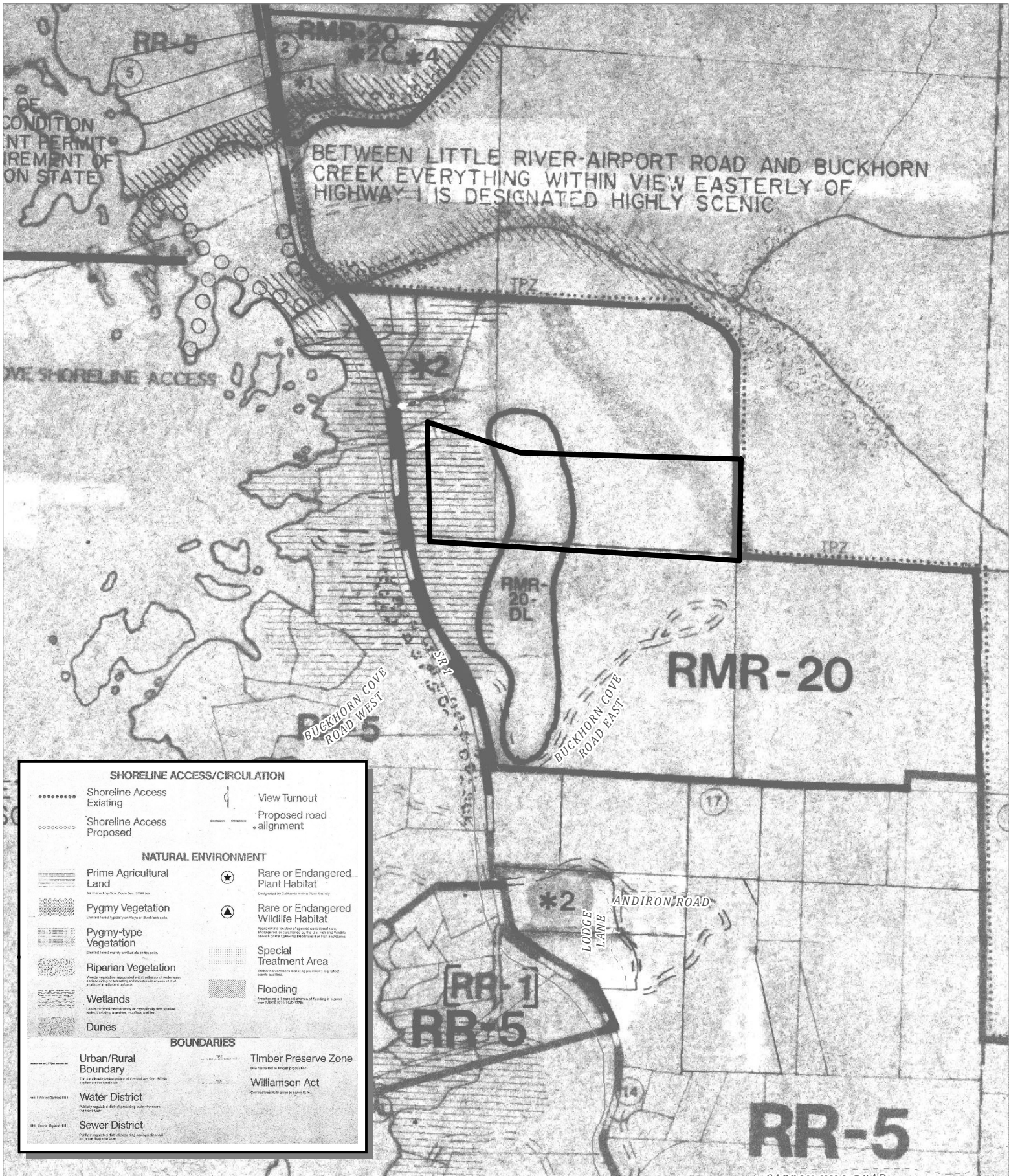
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 **General Plan Classes**
 **Public Roads**



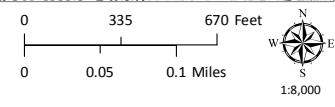
GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/20/2021

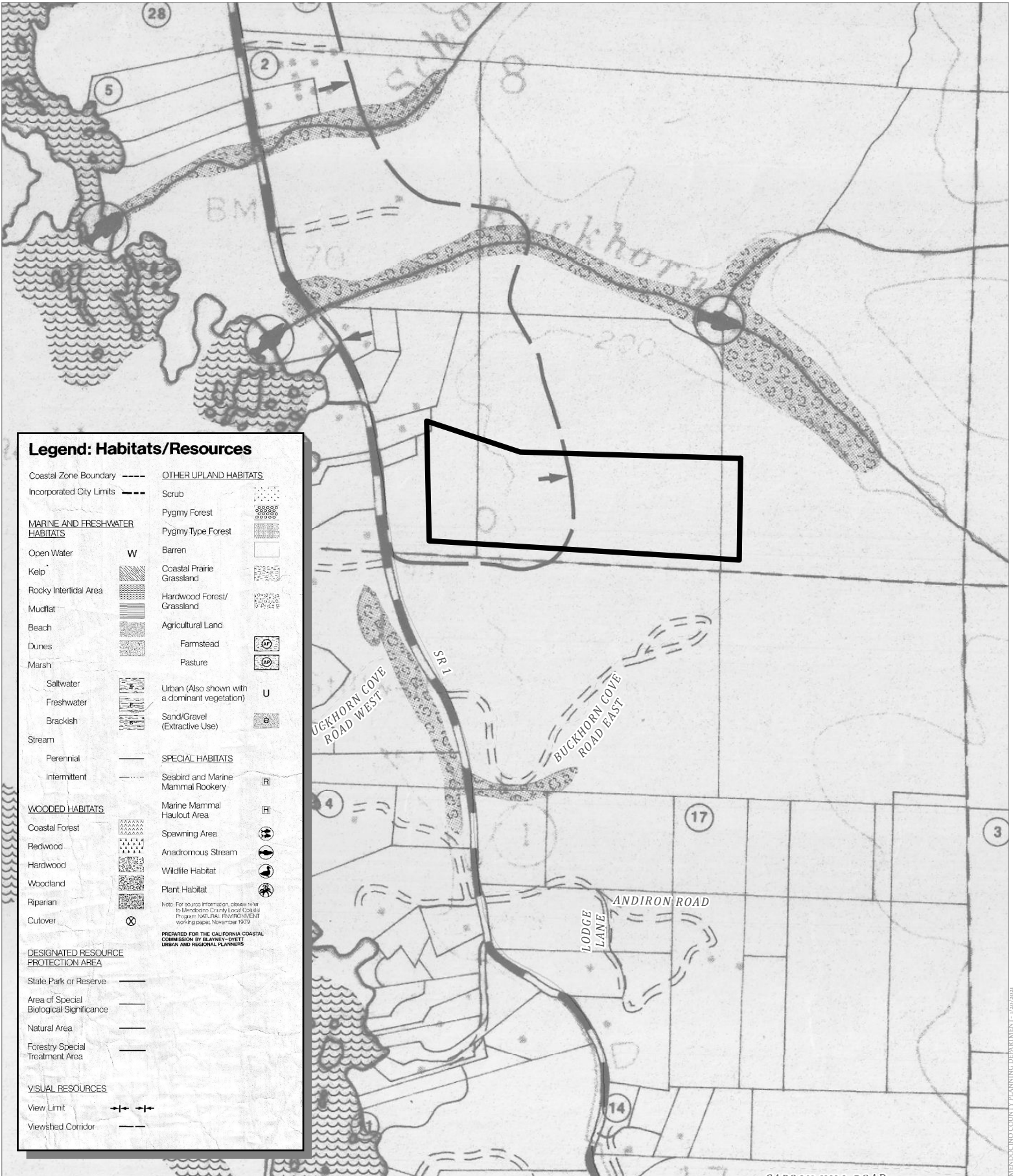


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— Public Roads

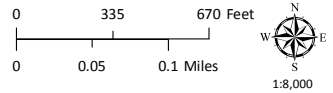


MENDOCINO COUNTY PLANNING DEPARTMENT - 1/20/2021

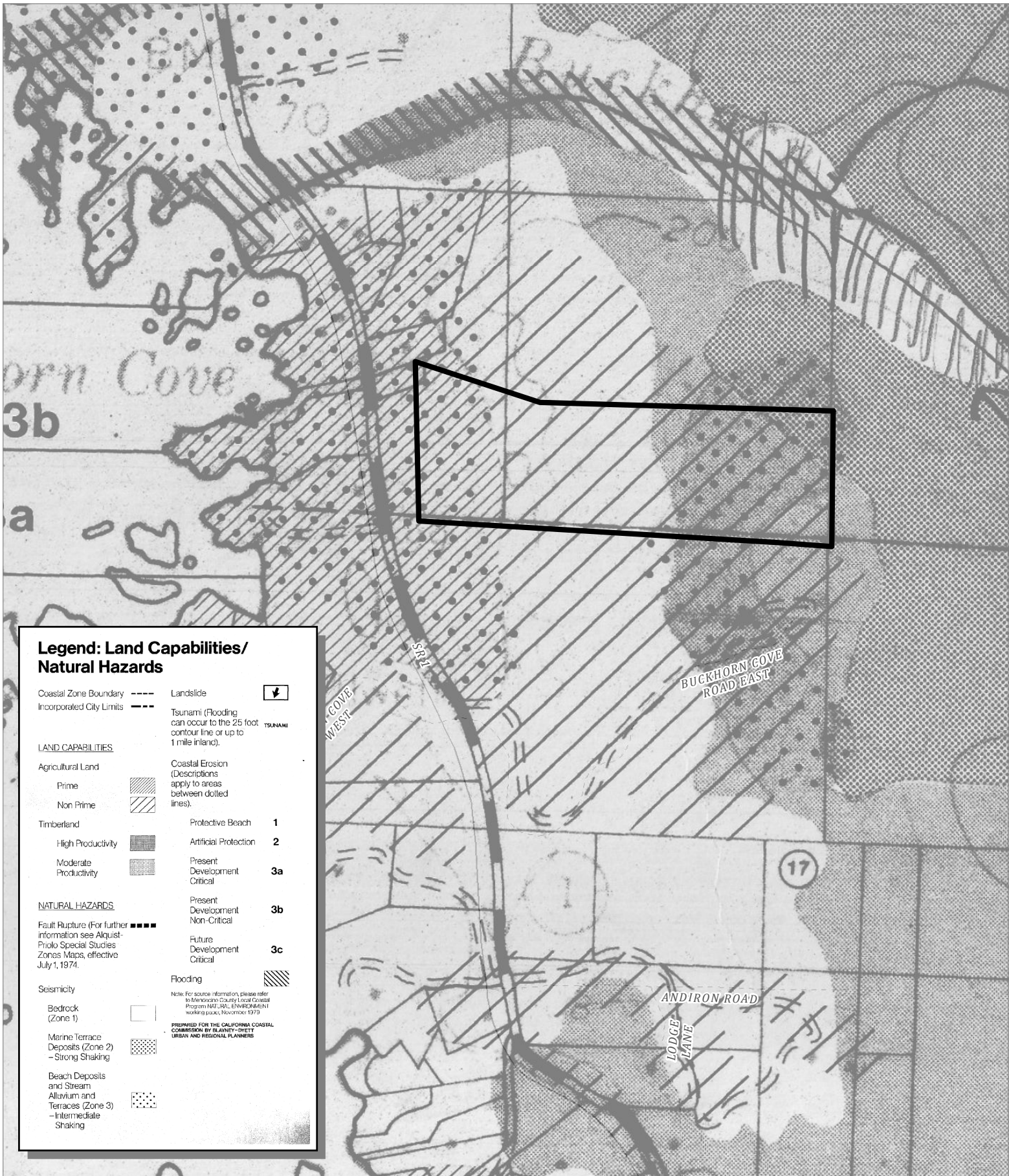


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Public Roads



LCP HABITATS & RESOURCES

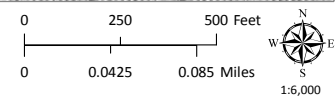


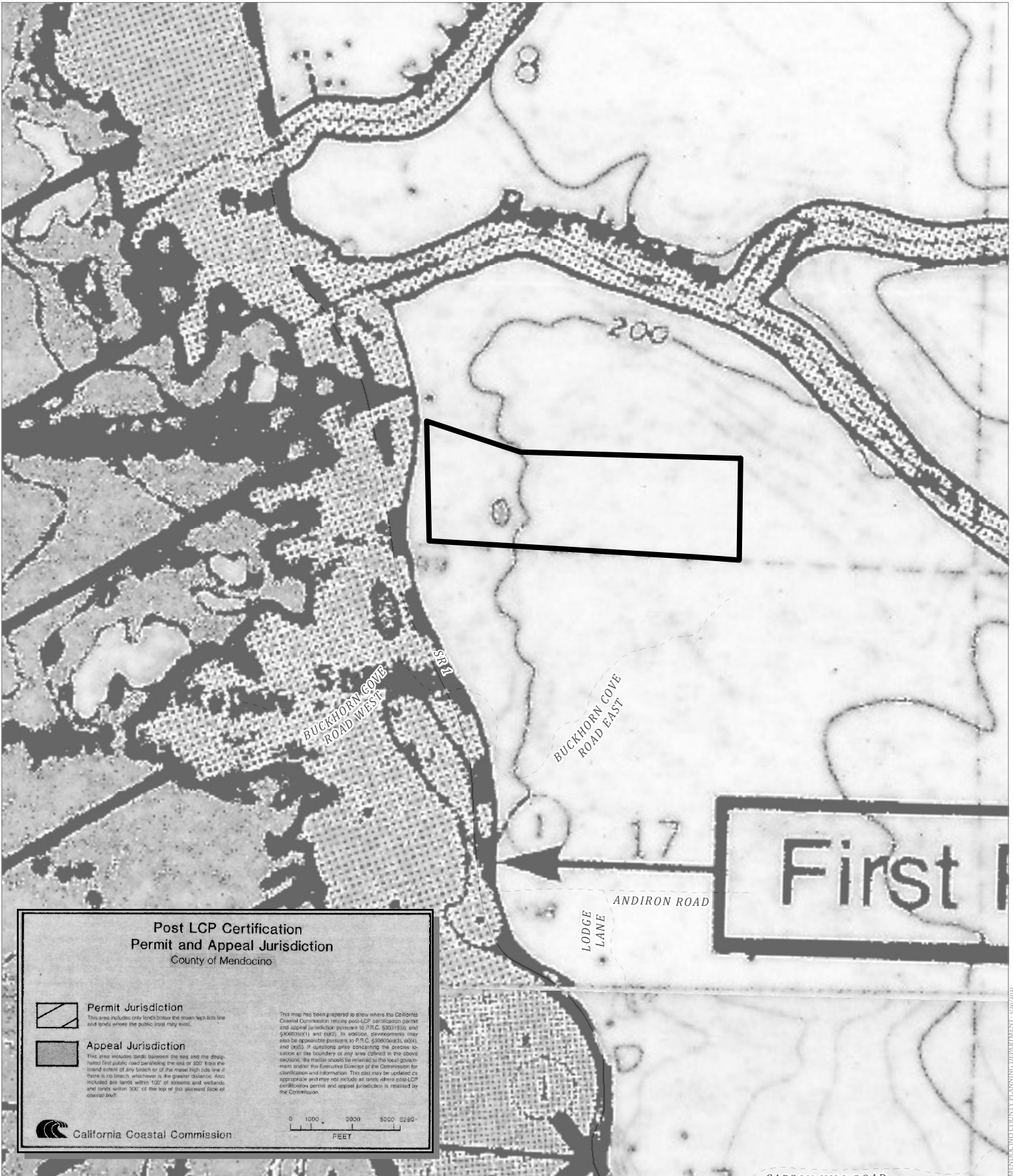
**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974).		Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1975.</small> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS</small>	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

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Public Roads





**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino

Permit Jurisdiction
This area includes only lands border the mean high tide line and lands where the public trust may exist.

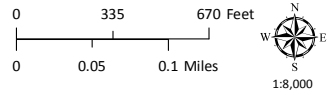
Appeal Jurisdiction
This area includes lands between the sea and the drop-rated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands, and lands within 300' of the top of the seaward slope of coastal dunes.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30019.50, and §30020.01 and 19.02. In addition, determinations may also be applicable pursuant to P.R.C. §30020.03, 06.04, and 06.05. In questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This plat may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

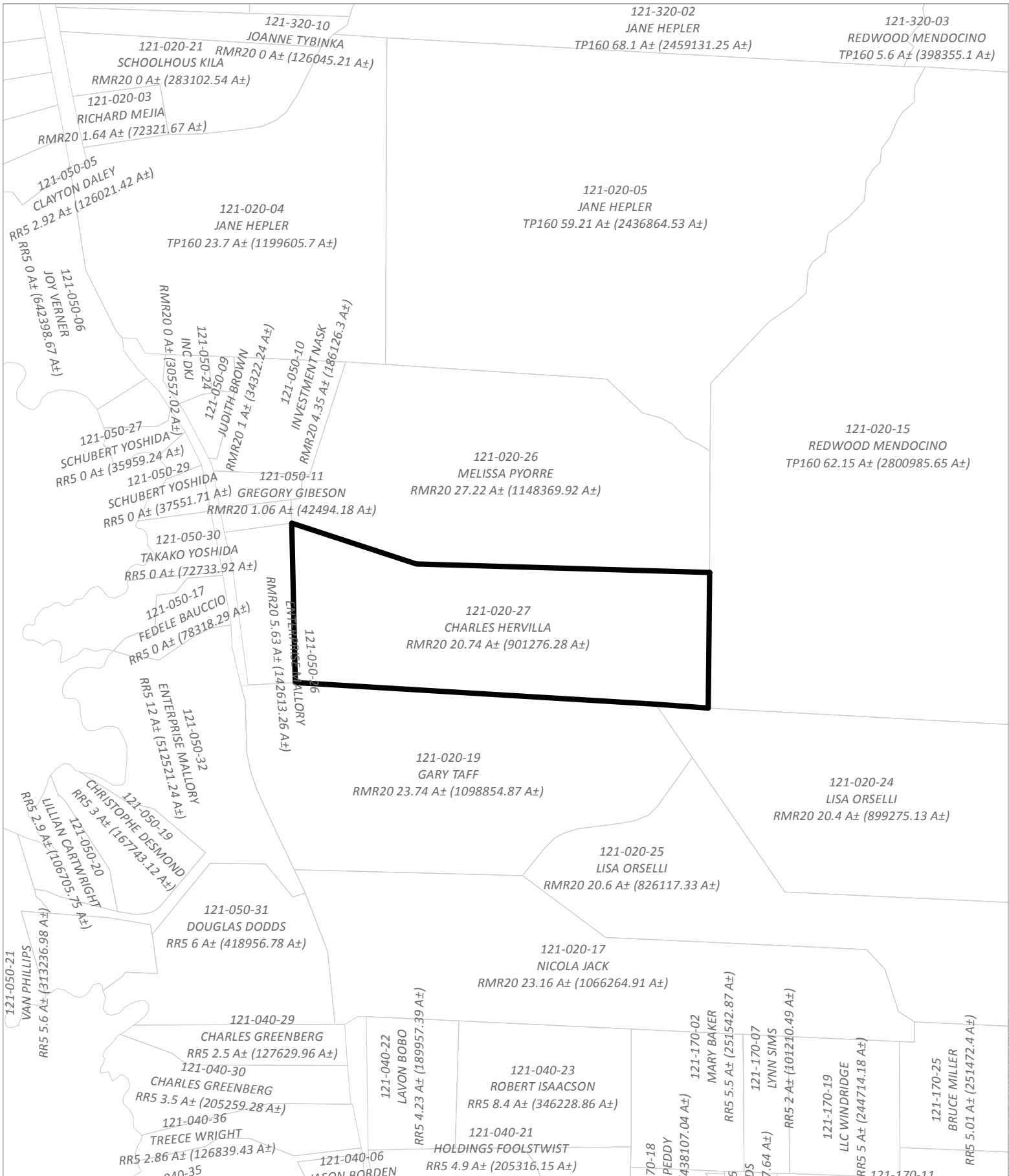
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FEET

California Coastal Commission

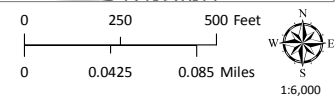
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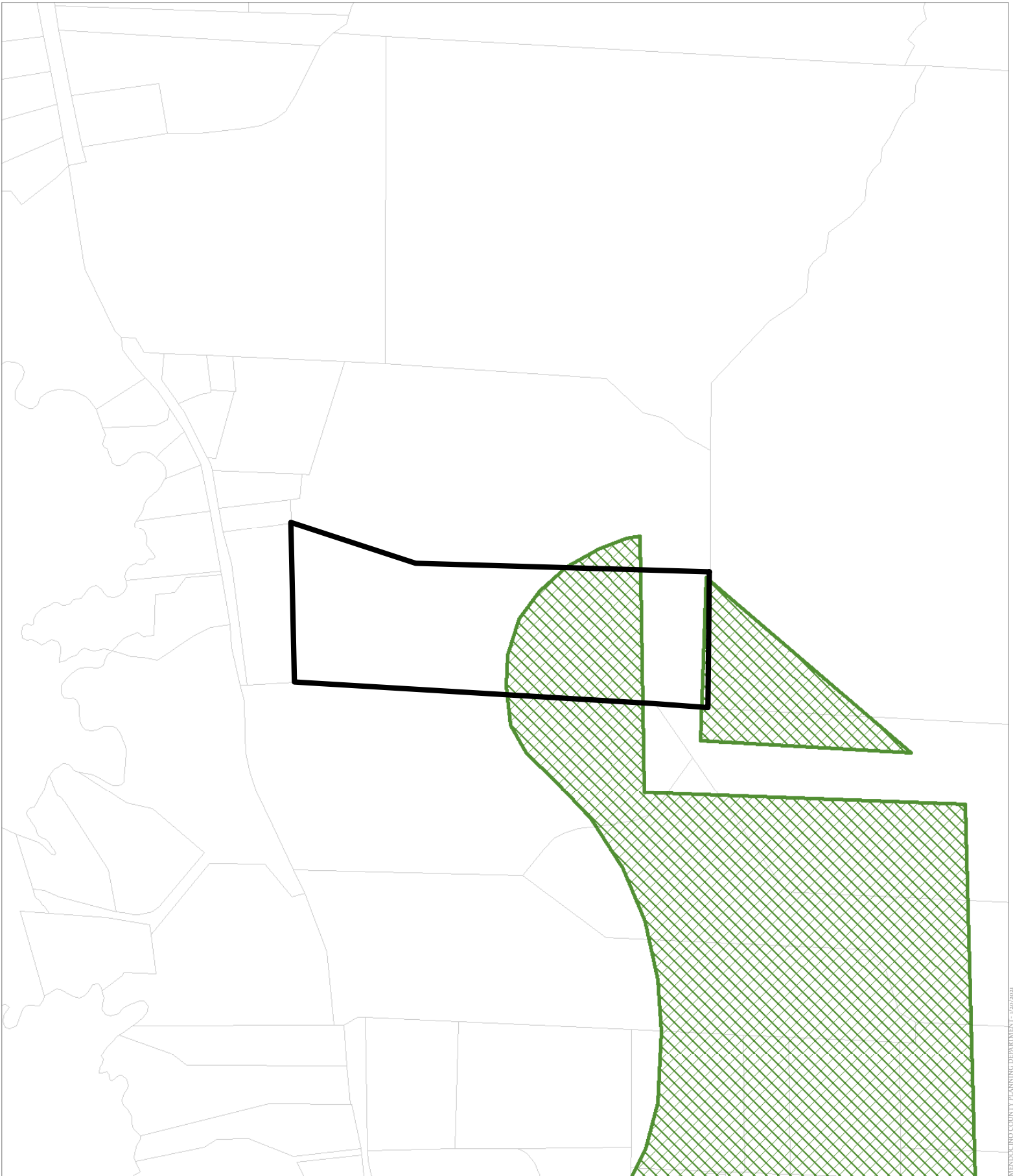
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/20/2021



CASE: CDPR 2021-0001
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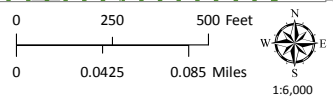
ADJACENT PARCELS



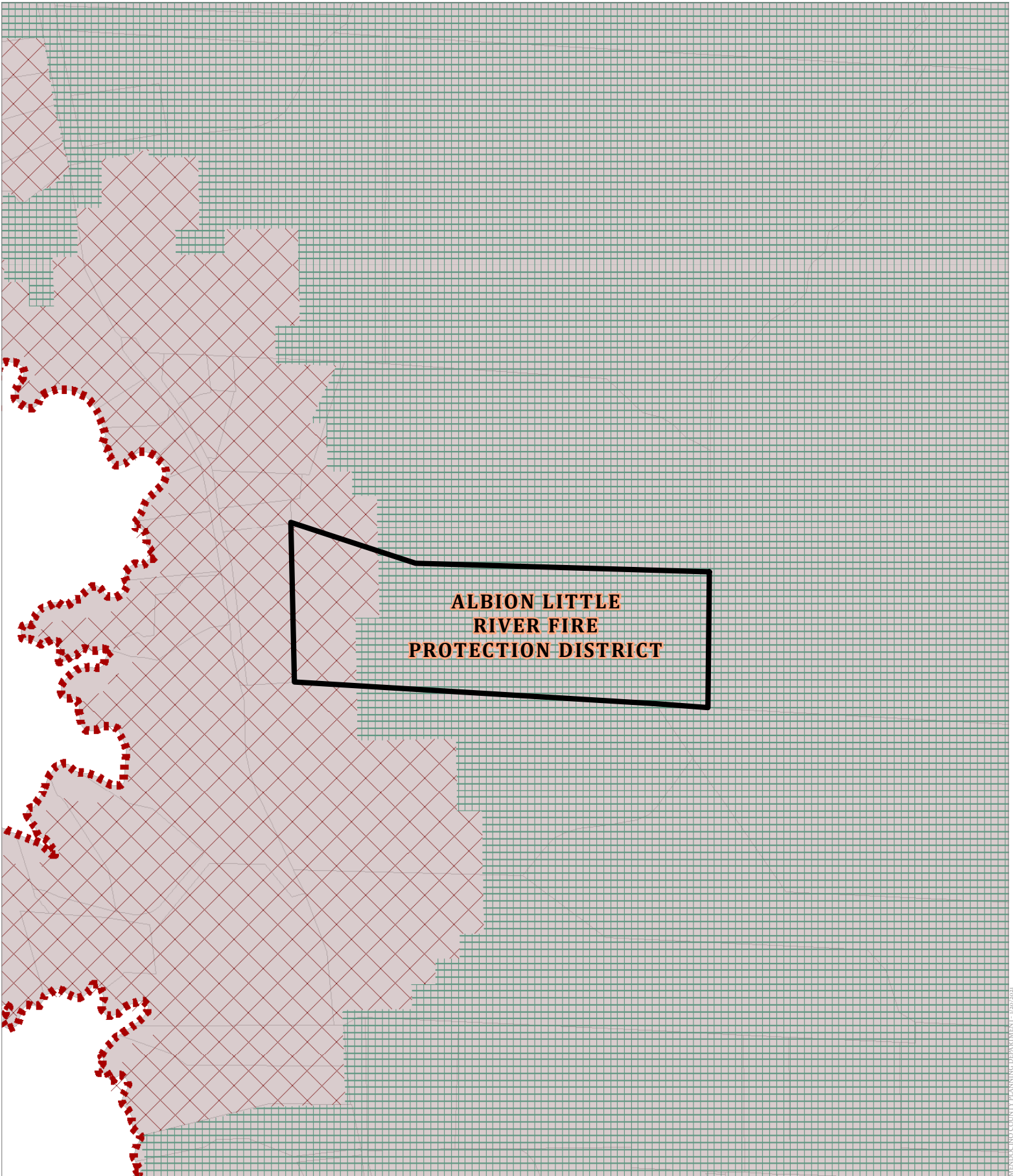
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/20/2021

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 CDP Exclusion Areas

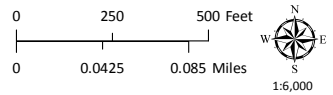


CDP EXCLUSION ZONES



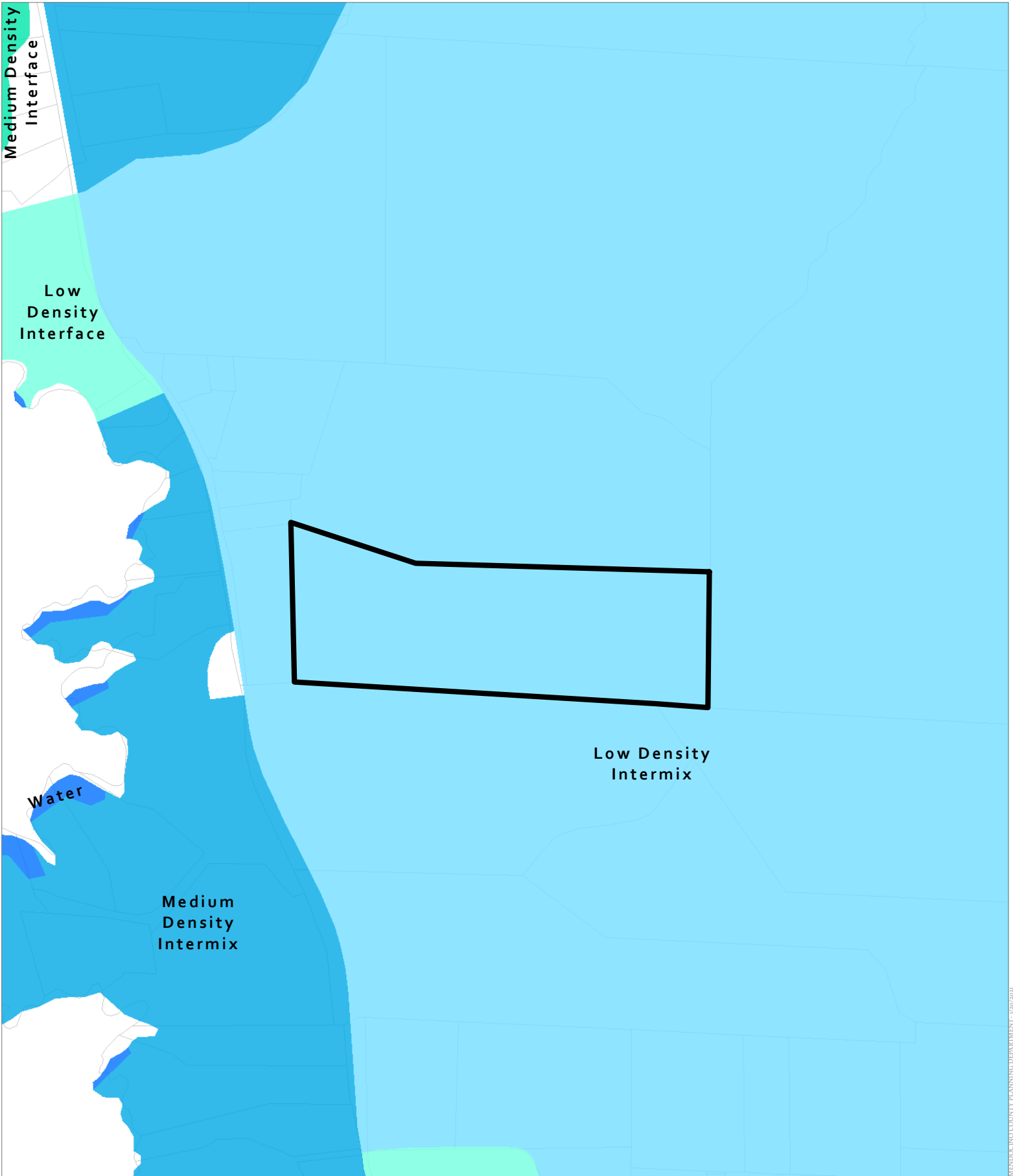
CASE: C DPR 2021-0001
 OWNER: HORNER, James & Elizabeth
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 ADDRESS: 43700 Buckhorn Cove Road East, Little River

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



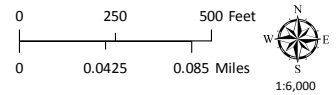
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

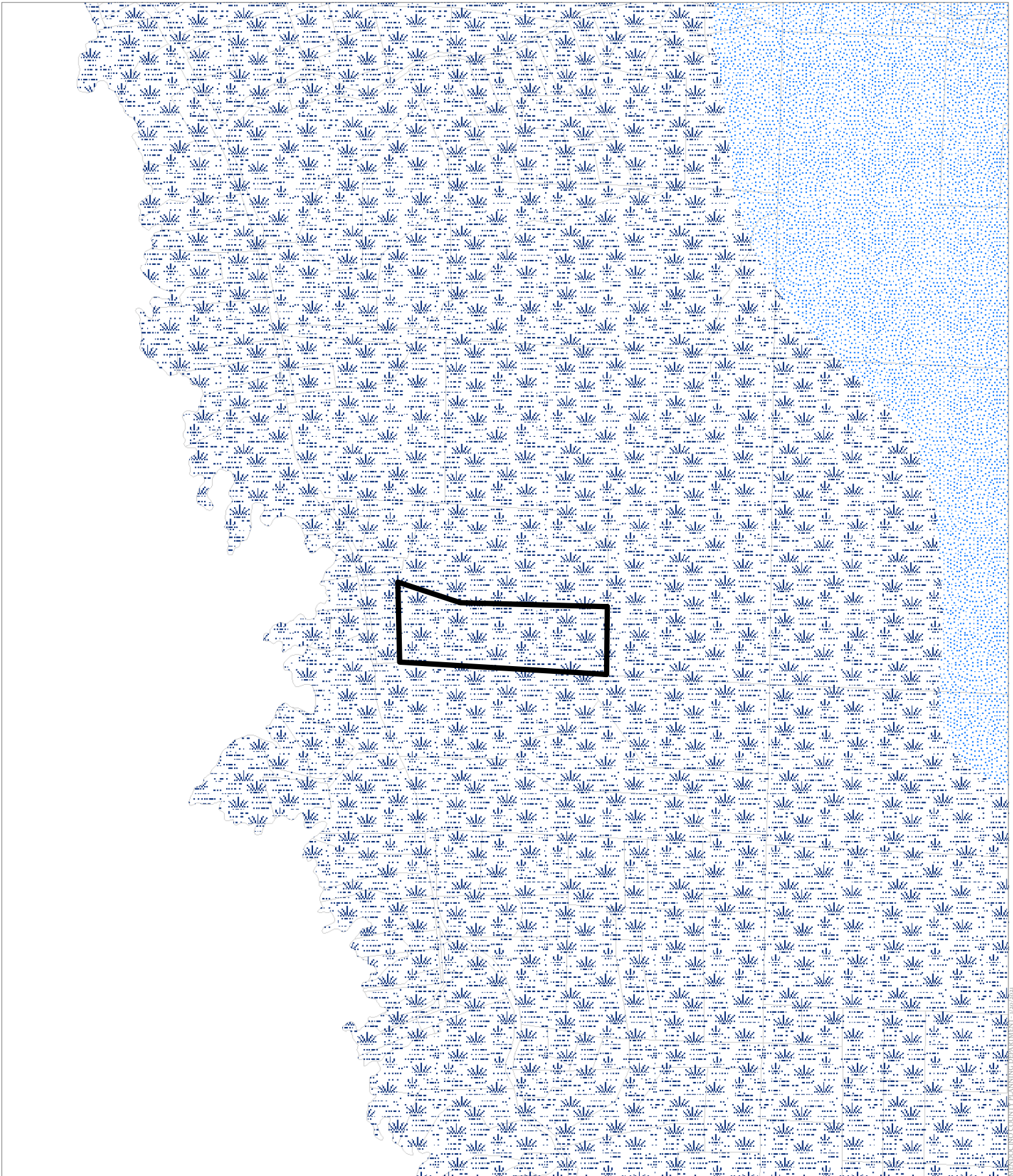
MERCED COUNTY PLANNING DEPARTMENT 1/27/2021





CASE: CDPR 2021-0001
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 APLCT: Elizabeth McBee-Horner
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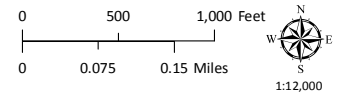
 Water



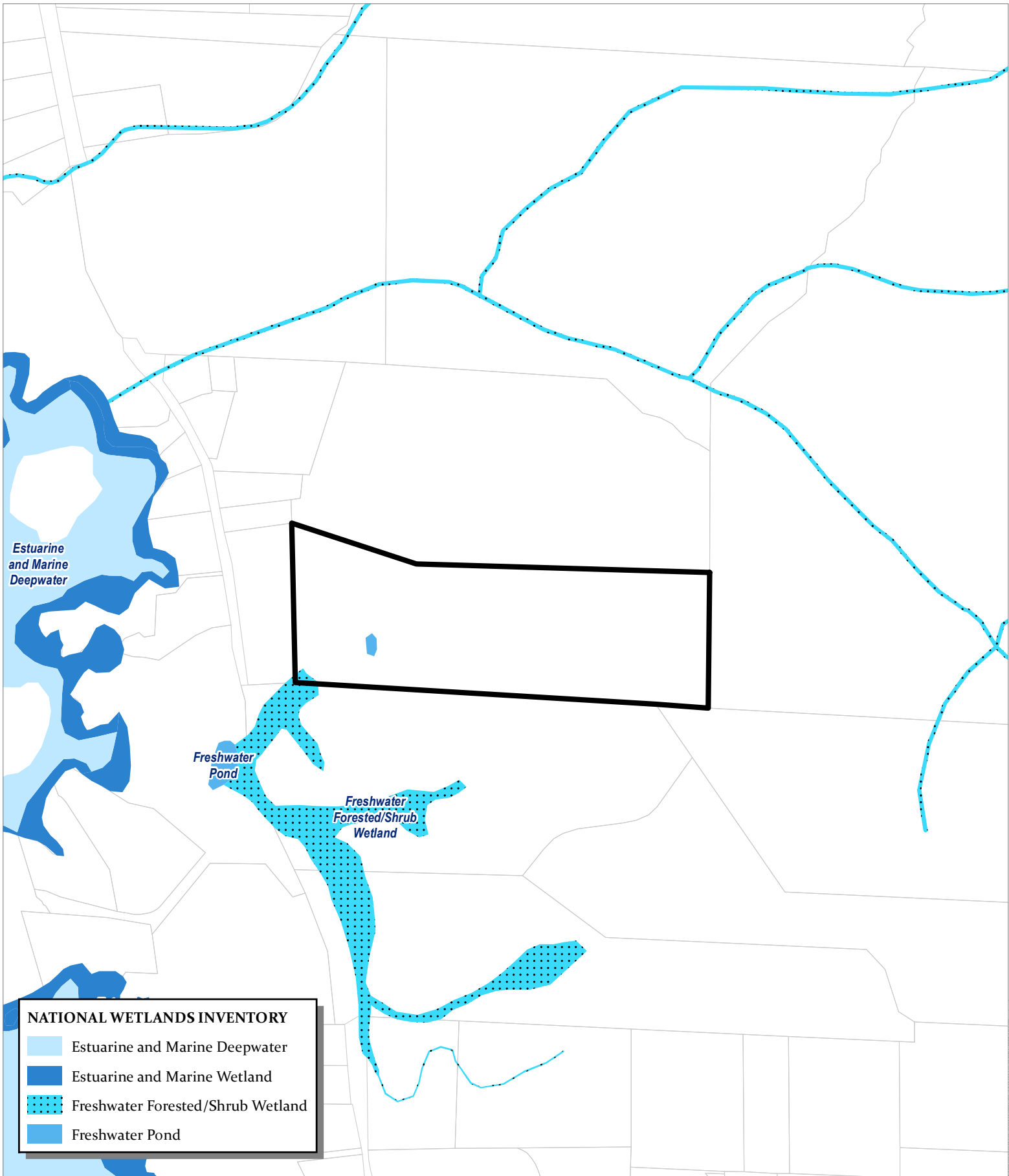


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 Sufficient Water Resources
 Marginal Water Resources



GROUND WATER RESOURCES



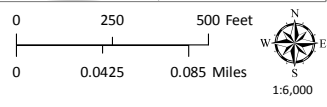
Estuarine and Marine Deepwater

Freshwater Pond

Freshwater Forested/Shrub Wetland

NATIONAL WETLANDS INVENTORY

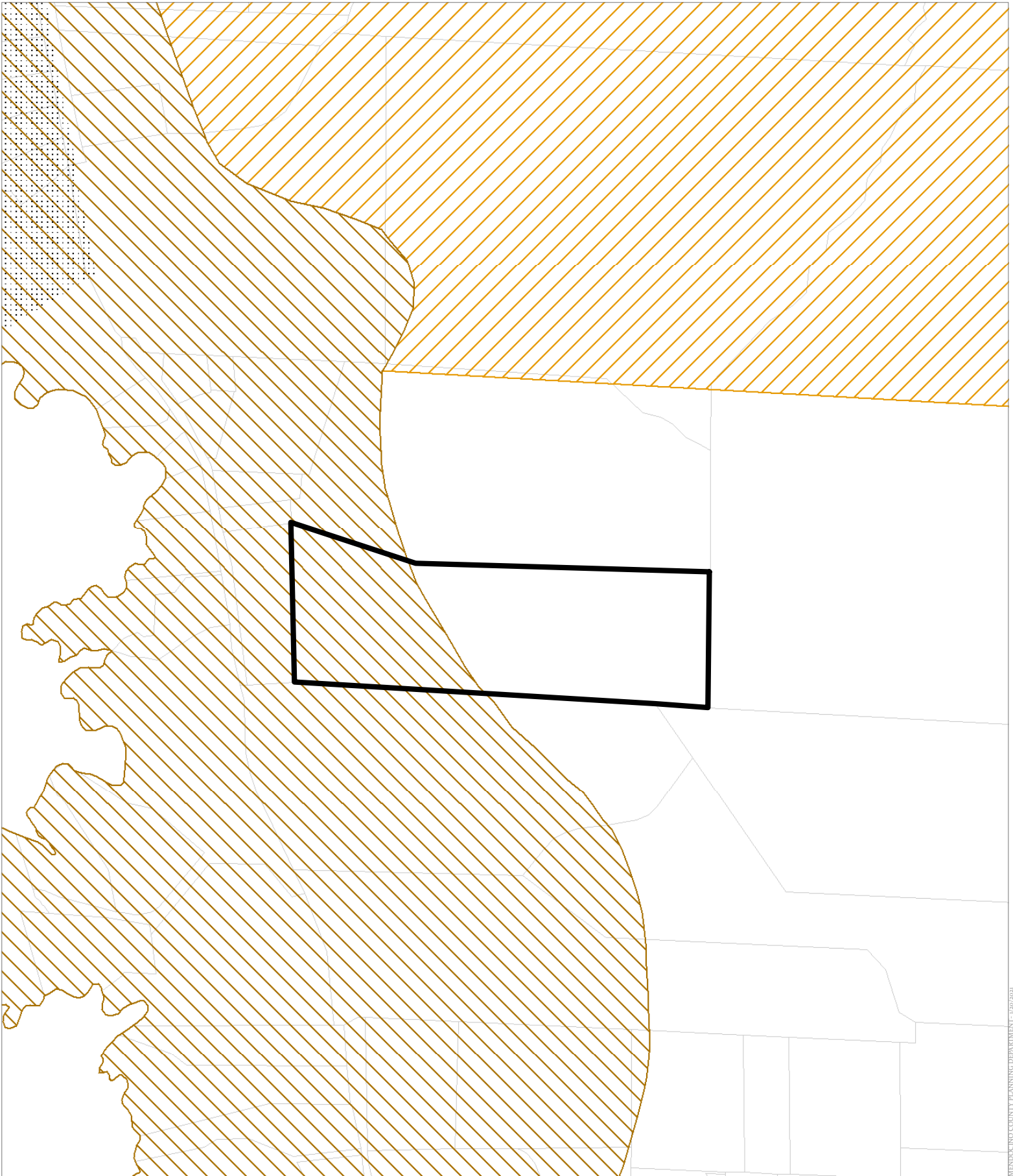
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond






CASE: CDPR 2021-0001
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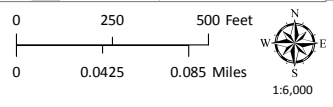
WETLANDS

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/20/2021

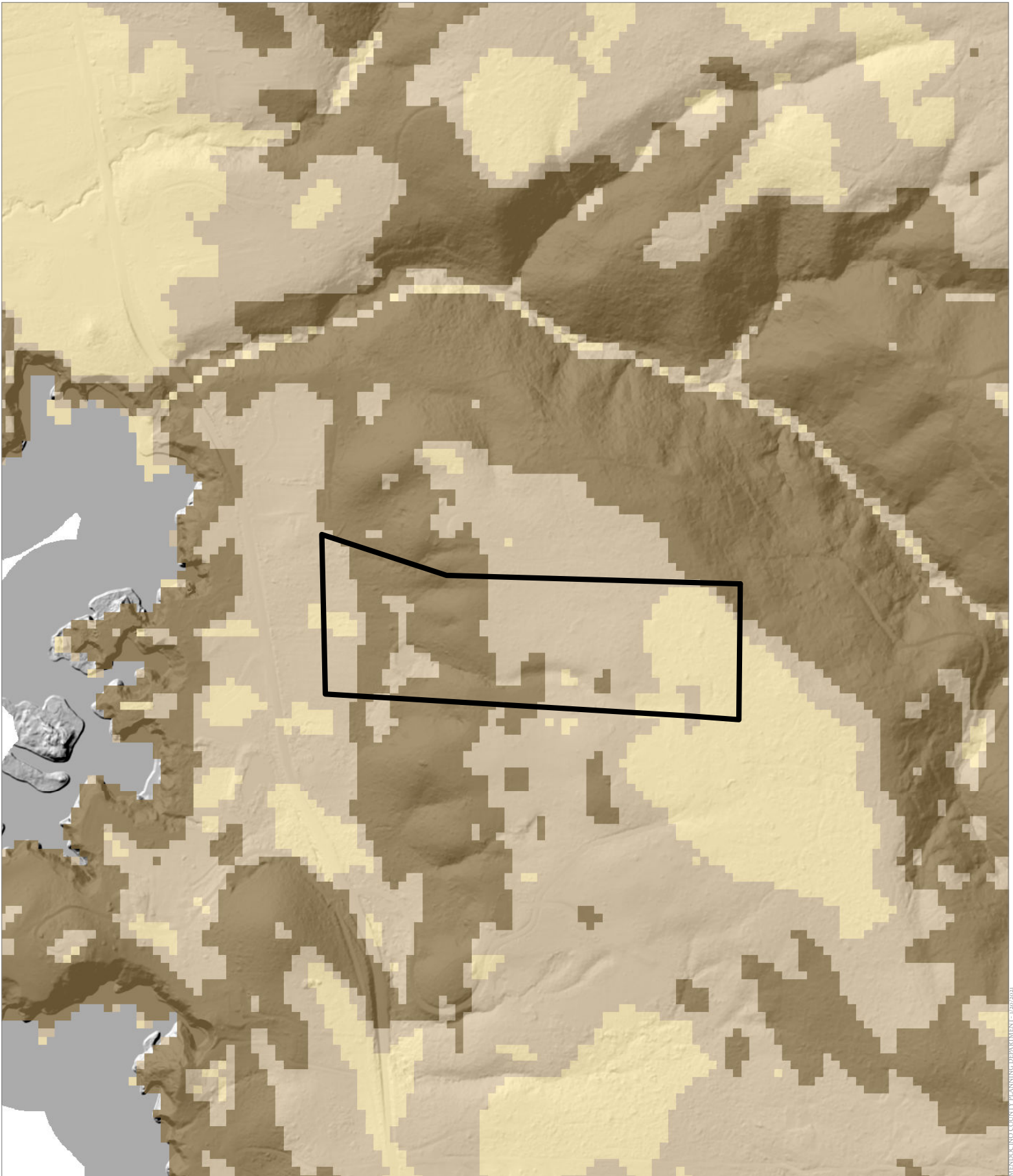


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-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

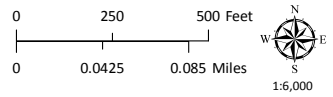
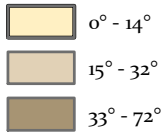


HIGHLY SCENIC & TREE REMOVAL AREAS

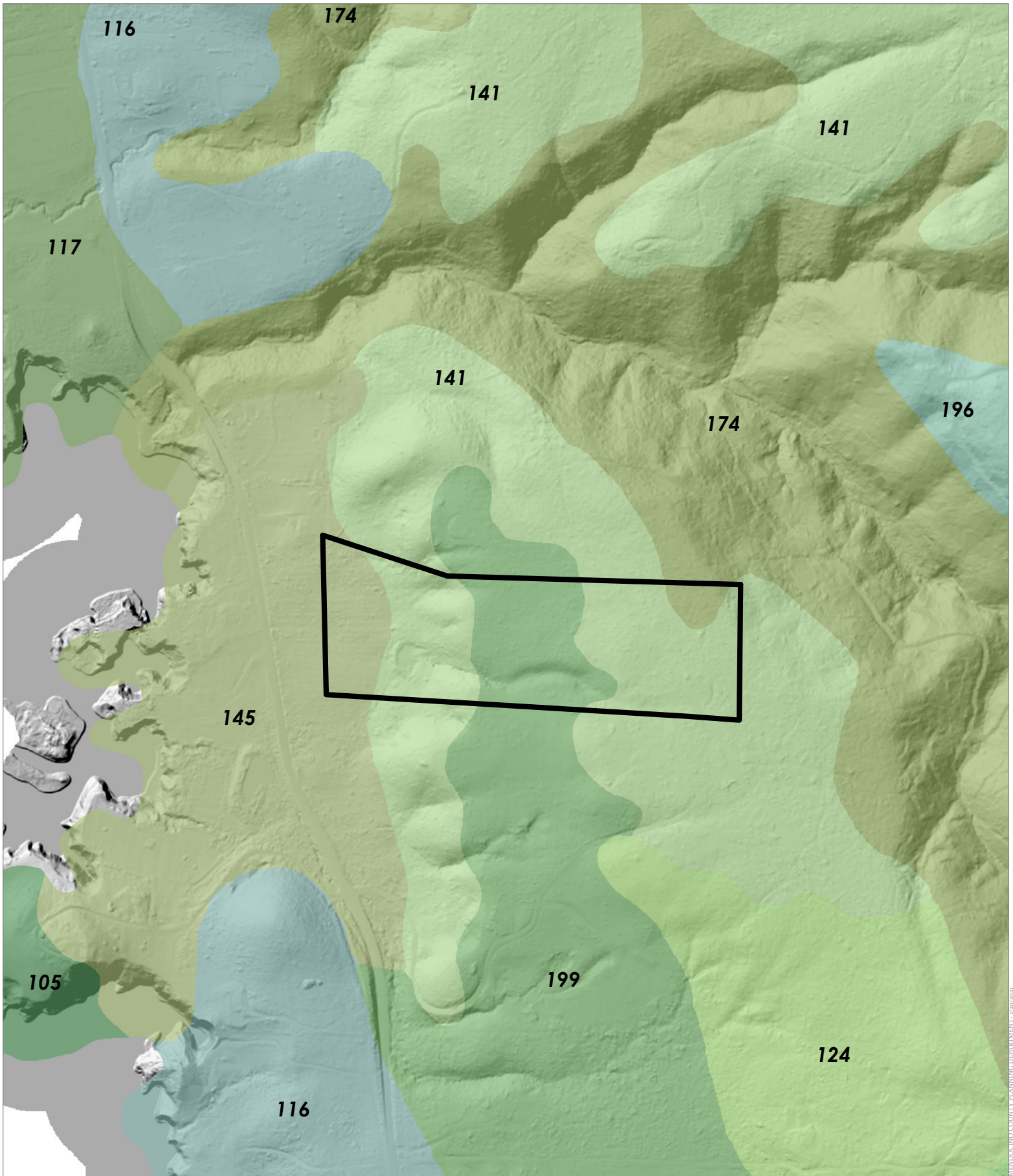


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021


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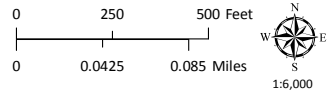


ESTIMATED SLOPE



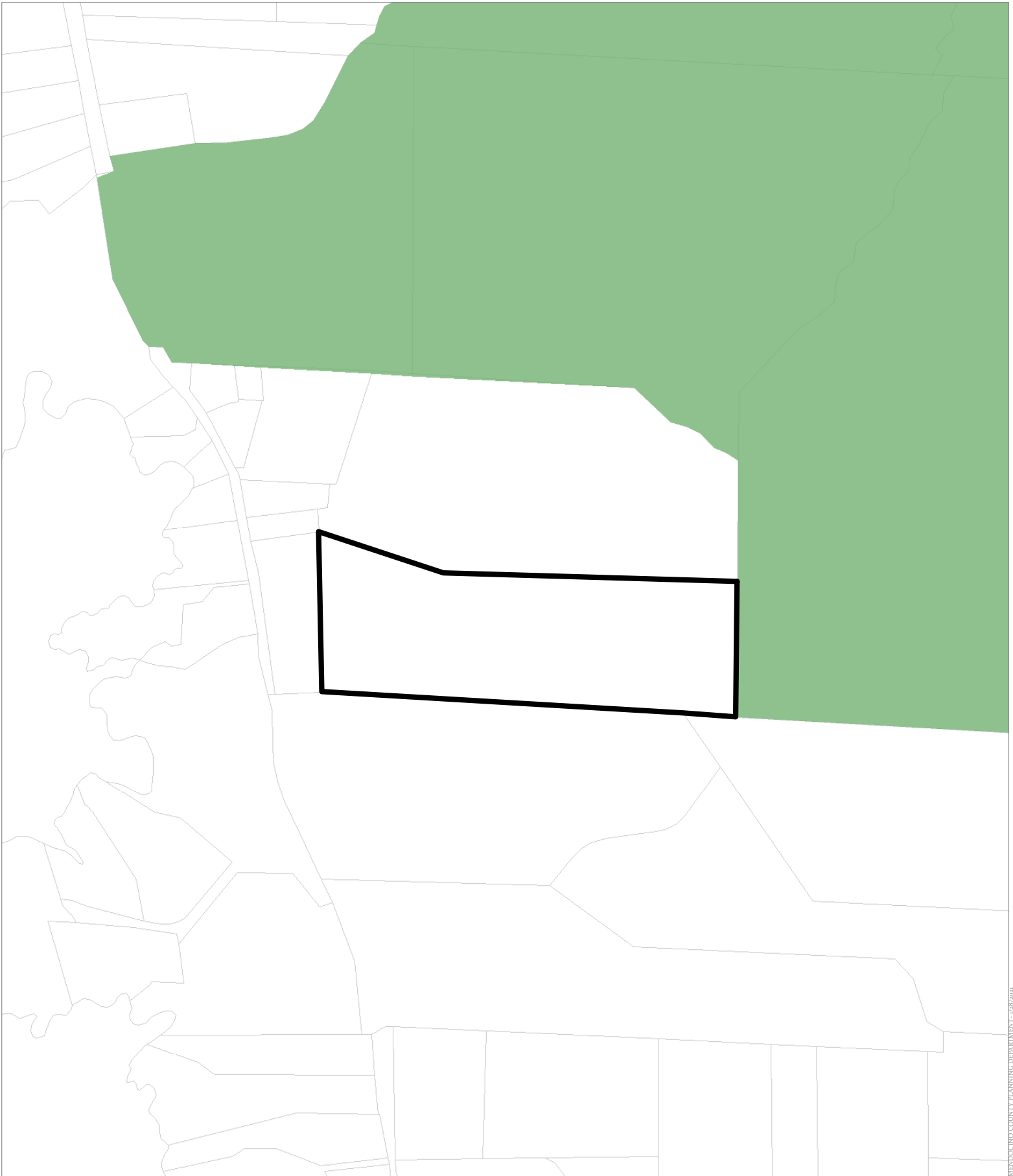
CASE: **CDPR 2021-0001**
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 **Shinglemill-Gibney Complex**



WESTERN SOIL CLASSES

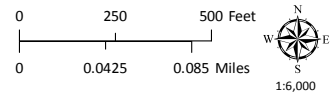
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/20/2021



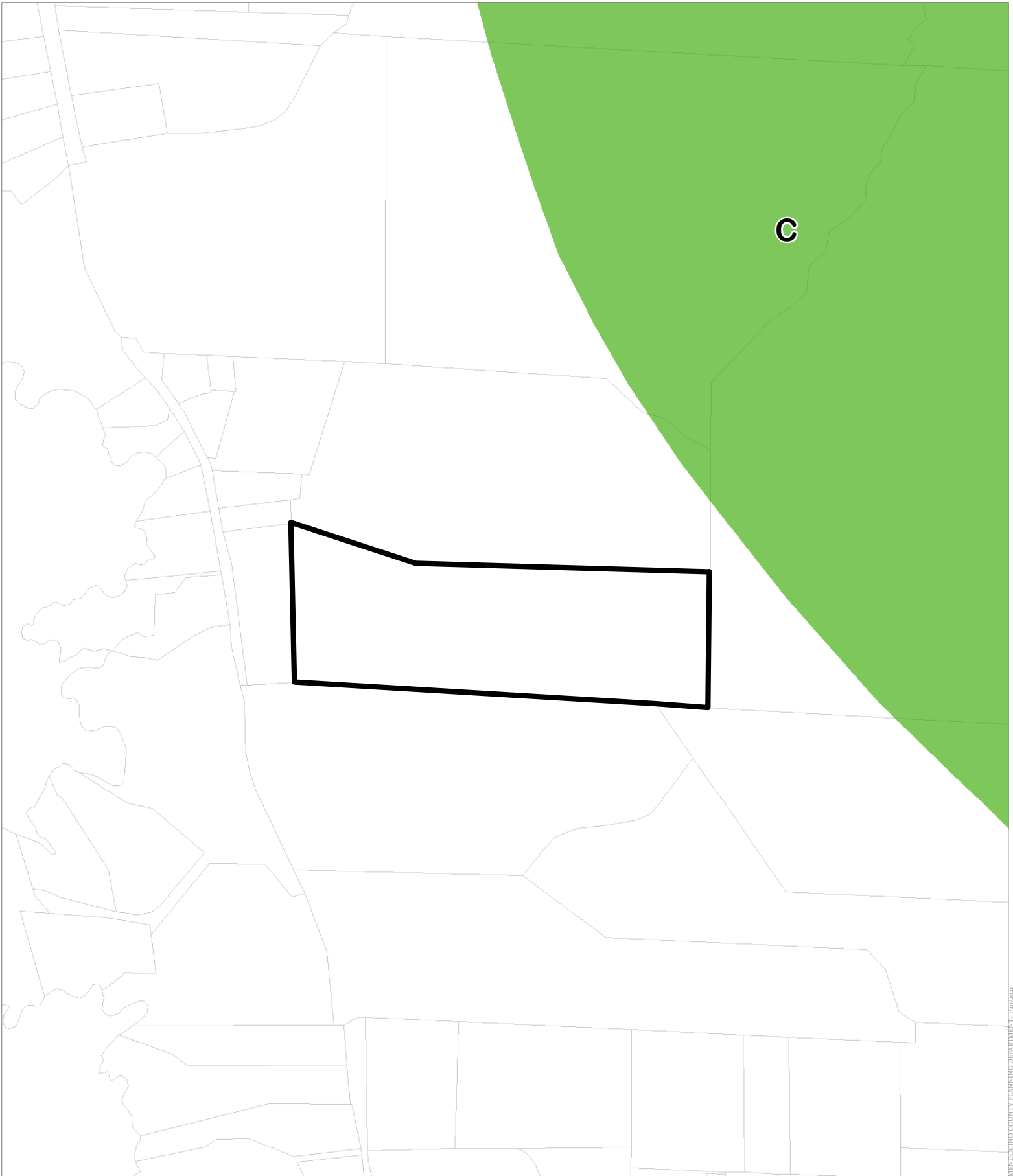
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/28/2021

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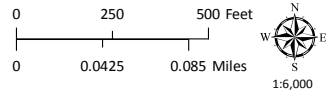
 **TPZ 2018**



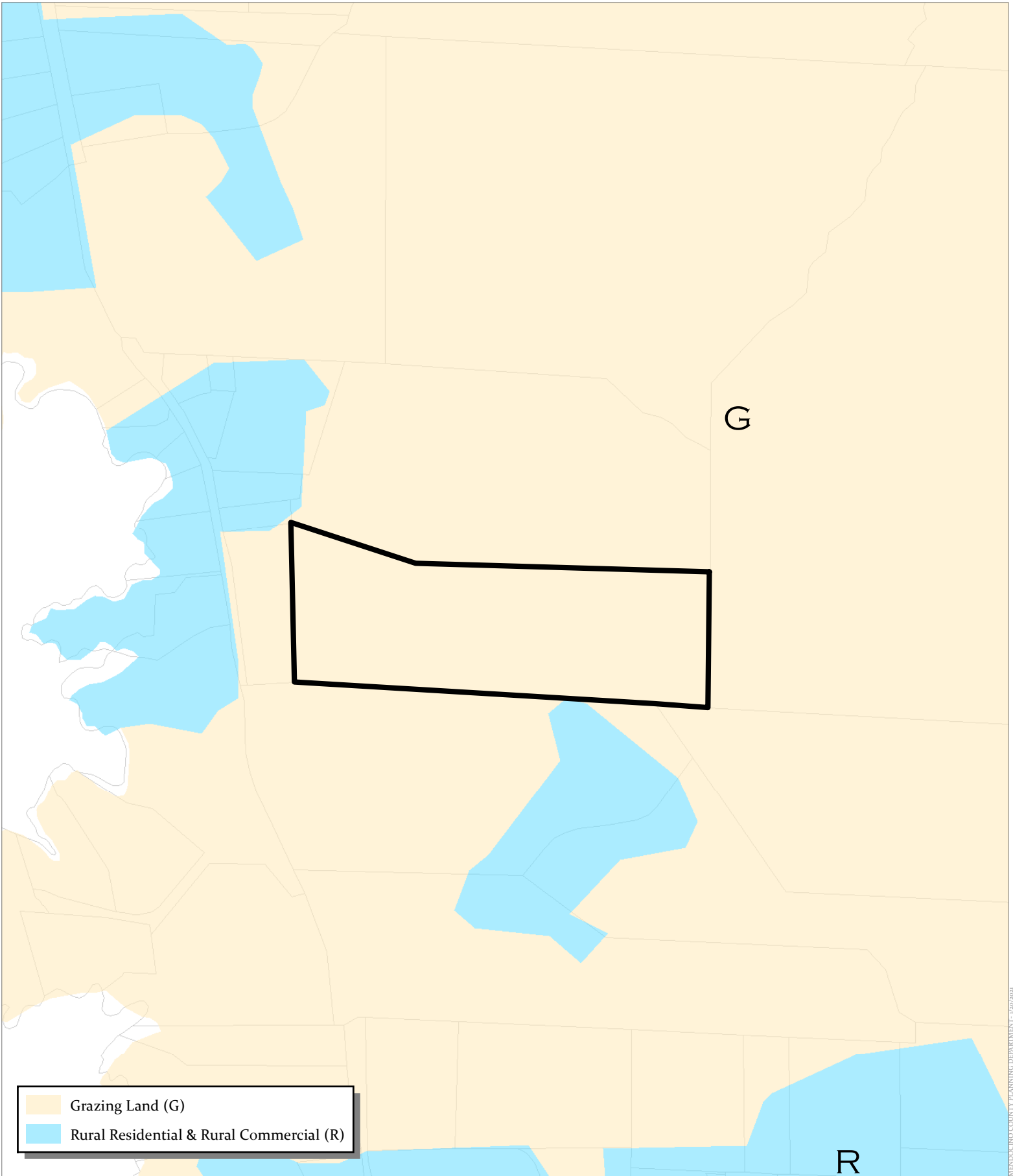
TIMBERLAND PRODUCTION ZONES



CASE: CDPR 2021-0001
OWNER: HORNER, James & Elizabeth
APN: 121-020-27
APLCT: Elizabeth McBee-Horner
AGENT: Jackie Dixon
ADDRESS: 43700 Buckhorn Cove Road East, Little River



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021



- Grazing Land (G)
- Rural Residential & Rural Commercial (R)

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